



ICONICA
CAPITOL

Life, in Capitals

Madhurawada, Visakhapatnam



There are levels to life.
And every time you reach a new one
You need something to mark it with.

A view to match the heights you touched.
A new set of coordinates to say you've arrived.

And when you find yourself a home,
In the best of places, made with the best of things.
One that's central to the buzz,
One that's instrumental to your growth.

That is living life to its fullest potential.
That is Living, with a big, bold capital L.
And that's what you get at The Iconica Capitol.

A Life In Capitals.



Iconica Capitol is an urban sanctuary of plush 2 & 3 BHK apartments in lush, picturesque Madhurawada, the business and commercial hub of Visakhapatnam.

Designed and constructed with thoughtful consideration to nature at its core, every square inch of Capitol promises a richer, more iconic meaning to the human experience.

Vast expanses, Vastu compliant homes, seamless greenery, endless amenities for the entire family, proximity to major institutions and healthcare; it is all here.

Take a peek, own a piece, and come home to one of the most prestigious addresses in town.





What Makes Capitol Iconic





The Architecture



Designed in cutting-edge fashion by celebrated architect and bonafide legend Hafeez Contractor, Capitol is the perfect rendezvous of new age minimalism and grand old majesty.

The Sky Lounge



An expansive terrace area that is filled to the brim with features that cover all avenues of entertainment and offers breathtaking views everywhere you look.





The Clubhouse



Countless world class amenities and services, all housed in the lavish, luxurious Clubhouse, housing an entire city's worth of facilities across its floors.

100% Vastu Compliant Homes



Fully Vastu compliant homes and accompanying structures, crafted with understated elegance and simple sophistication.





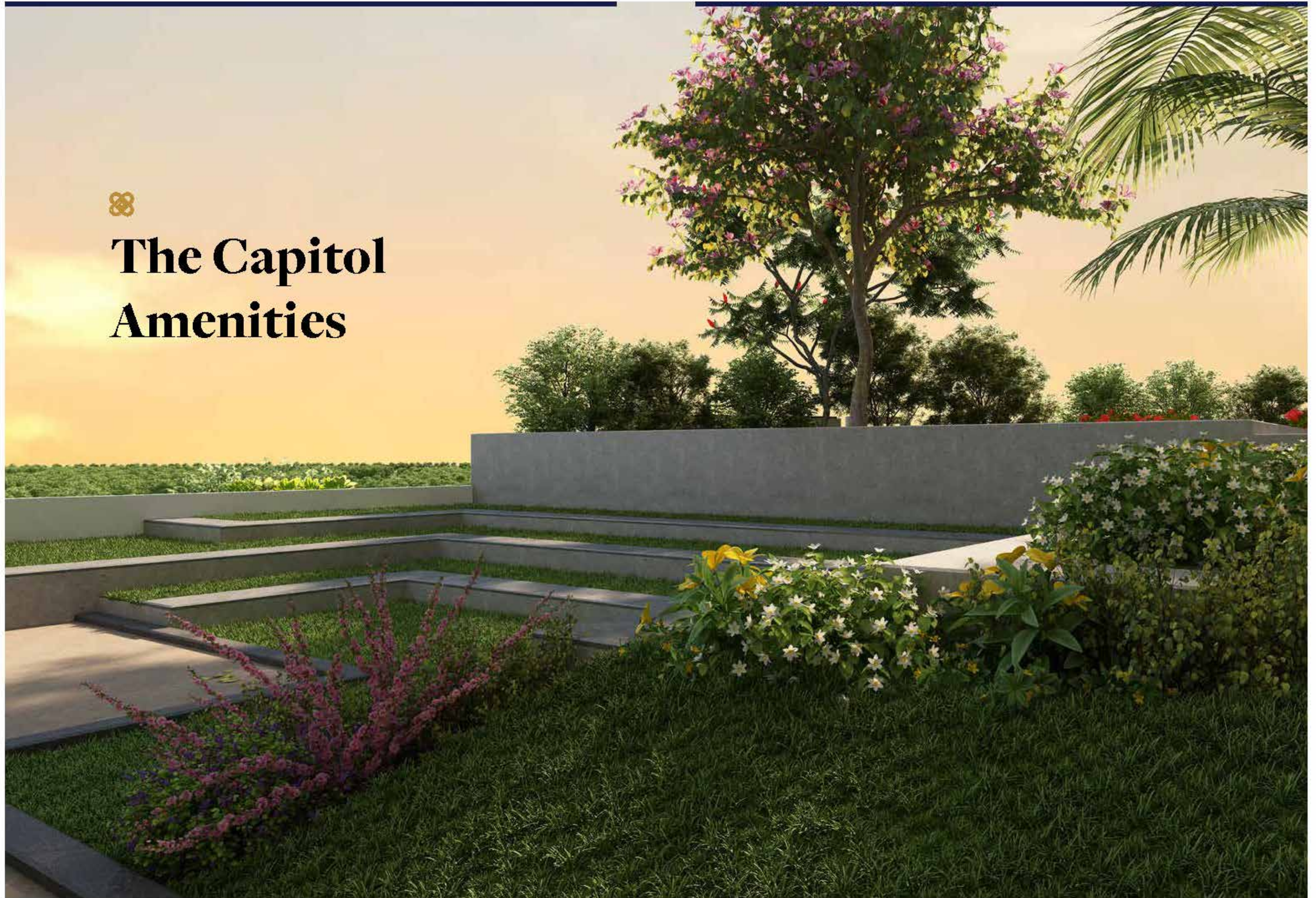
The Pool



Aquatic facilities of an international pedigree like the Olympic length swimming pool, many other pools of different sizes, wade pool, Kids' water plaza, Aqua Deck and kids pool with slide.



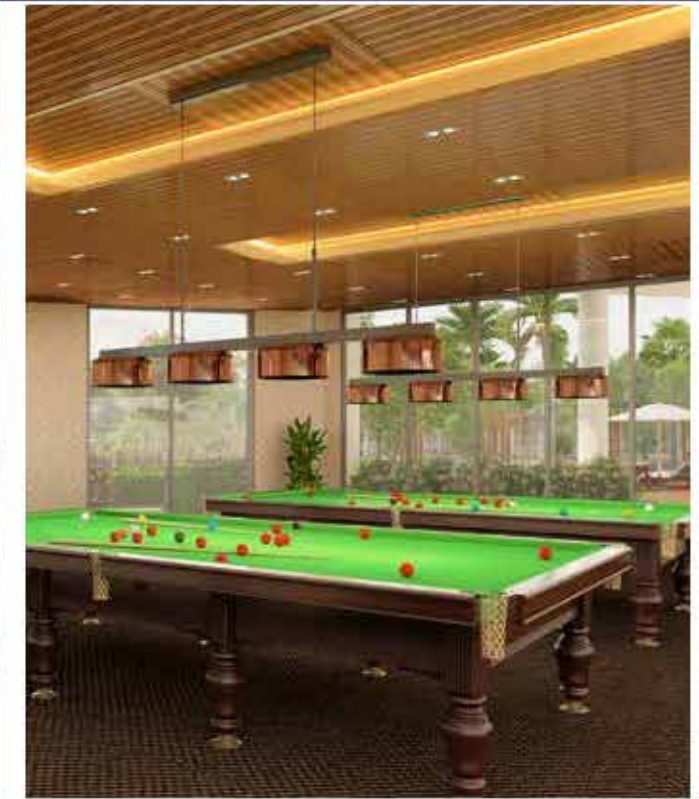
The Capitol Amenities



At the Clubhouse



Convenience Store
Gymnasium
Squash Court
Banquet
Creche
Snooker
Table Tennis
and many more.





Outdoor Amenities

-  Swimming Pool
- Tennis Court
- Skating Rink
- Basket Ball
- Kid's Play Area
- Outdoor Gym
- and many more.

The Sky Lounge



Terrace life at Iconica Capitol is an entire new world up in the sky. A whole other planet of amenities, comforts and vistas for the relaxation and entertainment of the entire family. From simple everyday sightseeing to grand weekend shindigs, there is space up here for all your plans, small or big. Now that's a terrace fit for the heights you've attained.



Specifications



These spacious apartments come with all the luxuries that you can expect from an Iconica home. The design effort has been user centric, ensuring the best in quality and specifications.

- 1. Vaastu**
 - 100% Vaastu compliant homes
- 2. Structure (Basements)**
 - Peripheral RCC Walls
 - Waffle slab / Flat slab for the parking floors
 - VDF / IPS Flooring with slope
- 3. Super Structure**
 - RCC Shear wall framed structure, earthquake resistant (Zone 2)
- 4. Lobby**
 - Double height entrance lobby at podium level flooring in Granite.
 - Wall Cladding in Granite / Vitrified tiles up to false ceiling level.
- 5. Lifts**
 - Wing A - 3 Passenger Lifts + 1 Service Lift
 - Wing B1 to B5 - 2 Passenger Lifts + 1 Service Lift
- 6. Flooring**
 - Vitrified Tiles in Drawing, Living, Dining, Kitchen and all Bedrooms + Skirting
 - Anti-skid Ceramic Tiles in Balconies + Skirting
- 7. Kitchen and Utility**
 - Vitrified Tiles Flooring and Ceramic Tile Dado over the Granite Counter
 - Single Bowl Single Drain Steel Sink with CP Tap
 - Antiskid Ceramic Tiles Flooring and Ceramic Tile Dado for the Utility
- 8. Toilets and Fittings**
 - Anti-skid Ceramic Tiles / Glazed Vitrified Tiles for Flooring
 - Ceramic Tiles / Glazed Vitrified Tiles on Wall dado upto false ceiling
 - Ceramic Wash Basin in toilets (of any reputed brand)
 - Wall mounted WC's (any reputed brand) with Flush Valves in all bathrooms
 - Single Lever Tap and Shower Mixer (of any reputed brand)
 - CP Fittings (of any reputed brand)
 - Provision for Geysers in all Toilets
 - Suspended Pipelines in Toilets concealed within the PVC False Ceiling
- 9. Painting**
 - Textured Paint on External Walls
 - Internal Walls and Ceilings in Acrylic emulsion
 - Enamel Paint on all MS Railings
 - Parking Areas - Cement Based paint
- 10. Railing**
 - Living and Bed room balcony - MS Railing (partial area with Glass)
 - AC Ledges railing - MS Railing
 - Staircase Railing - MS Railing
- 11. Common Area Finishes**
 - Corridor Flooring - Vitrified Tiled Flooring
 - Staircases - Natural stone
 - Lift Lobby Fascia - Granite band around the lift opening; remaining area covered in texture paint



12. Doors and Windows

- Main Door - 7'6" high - African Teak wood frame and Pre-Moulded Flushed Shutter in Wood, with Veneer; PU Polish on Both Sides
- Internal Doors - 7' high - Engineered Wooden Frame and Flush Shutters with laminate
- Balcony Sliding Doors - 7'6" high - UPVC Frames and Shutters with performance Glass and track Provision for Mosquito Mesh Shutters (of any reputed brand)
- Windows (Sliding / Operable based on Ventilation Requirement) - 5'1" high
- UPVC Frames with performance Glass and track Provision for Mosquito Mesh Shutters (of any reputed brand)
- Kitchen to Utility door - 7'6" high - UPVC Frames and Shutters (operable) (of any reputed brand)
- Ventilators - 4' High (Regular) / 5'1" High (where we access AC ledges)
- Operable - UPVC / Aluminum frame; glass with the Provision for Exhaust fan
- Doors - fittings; locks (of any reputed brand)

13. Electrical

- Concealed Wiring with PVC Insulated Copper Wires and Modular Switches
- Sufficient Power Outlets and Light Points will be provided
- Cable TV and Telephone Points provided in the Drawing Living and master bedroom
- Provision for Installation of Split AC in the Living, dining rooms and all Bedrooms
- Individual Meters will be provided for all Apartments at respective floor level in the electrical shaft.
- HT Metering proposed.
- Power outlets for Electrical Appliances - Power plug for Cooking range, chimney, refrigerator, microwave oven, mixer / grinder in kitchen, washing machine / dishwasher in utility area
- 3 PHASE Power Supply
- Internet points in Living; Master Bedroom

14. Plumbing

- Domestic water supply for all flat's toilets and kitchen (Hydro pneumatic)
- Drinking water supply only to Kitchen (Hydro pneumatic)
- STP treated water for flushing (all toilets) and landscaping (Hydro pneumatic)
- STP / WTP / Sumps - Capacity as per consultant recommendation

15. False ceiling

- Corridor and Units - Corner Box false ceiling (Gypsum) proposed to cover the Fire and Water supply lines. Gas lines are open as per norms.

16. Security System

- Security Cabins at all Entrances and Exits with Peripheral CCTV Coverage
- CCTV at vantage points. Entry lobbies, basements entry and exits, project entry and exit, sports areas, club house entry exits, hidden areas in parking - All as per Consultant recommendation
- Typical floors - CCTV in the lifts
- Access control system (provision) for club houses / main entry exit passages.
- Boom barriers

17. Gas

- Piped gas provision for all apartments.

18. DG Back up

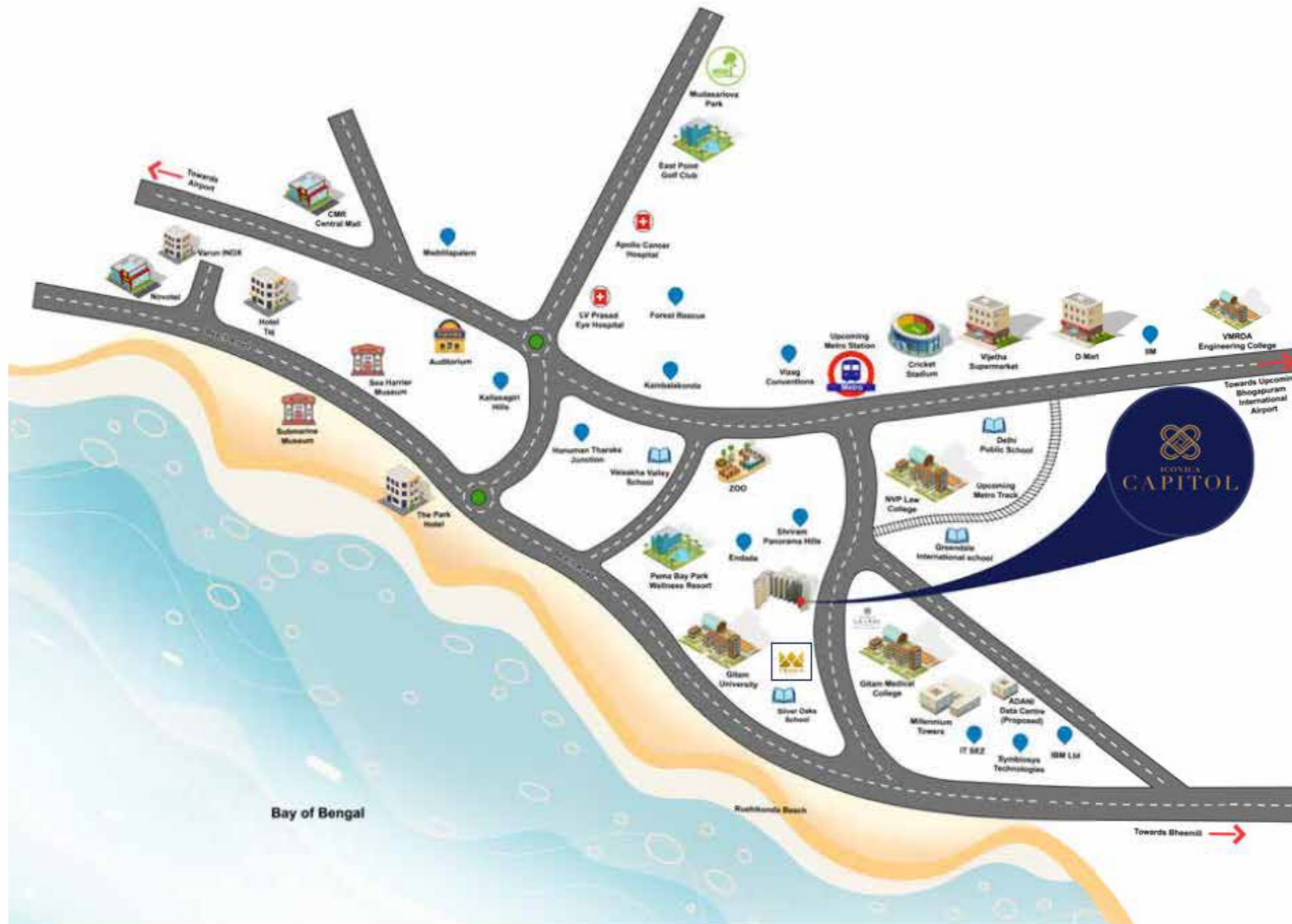
- 100% DG backup proposed for all apartments except AC's & Geysers.

Common Services and Facilities

1. Sewage Treatment Plant
2. UG Sump for water storage
3. Organic Waste Converter.
4. Transformer Yard for electric power
5. Underground cable for power and data
6. R.C.C. Underground Storm Water Drainage System
7. Rainwater harvesting for Ground Water Recharge system.



The Capitol Location



Set in a premier beachside spot where the urbane meets the scenic, Iconica Capitol gives you unfettered access to everything you might ever need.

Work

Distance to the IT-SEZ: 5.8km

Transport

Distance to the Airport: 23km

Distance to the Railway Station: 15km

Study

Educational Institutions and international schools such as Greendale, DPS and Silver Oaks located in close vicinity

Retail

Supermarkets such as More, Vijetha and Dmart located just 3kms away

Health

Arilova health city comprising of Apollo, Pinnacle, Q1, LV Prasad eye institute and VIMS are closeby

Entertainment

Rushikonda beach: 2km

The Zoo: 6km

Cricket Stadium 3km



Map not to scale.



ICONICA



Iconica is a monumental series of projects from the esteemed house of Garden City Realty Pvt Ltd and Cybercity Developers who are legendary builders of exquisite residences, adaptive workplaces to match vision of future. Sustainable spaces crafted to perfection by master architects, creating landmark addresses that spell pride. Garden City Realty and Cybercity Developers are the springboard for our new venture Iconica.

With 25 years of rich pedigree in construction and community development, we are makers of modern landmarks, ones that are future-forward in every single aspect, from engineering and construction to design and experiences. The brand's principles cast a decisive effect on everything from how we inhabit our homes to how we shape our cities.

Iconica takes this mission forward by delivering aspirational spaces with distinct attributes, making each of its offerings unique. We leave no stone unturned in making sure that every life we touch has the opportunity to be iconic.



Disclaimer: All the information and content as contained herein, including but not limited to all designs, layouts, specifications, plans, services, facilities and infrastructure are illustrative and subject to change, without notice, as per prevailing government norms, the fixtures and furnishings shown are representative and do not form part of the villa/apartment. The information is purely conceptual and not legal offering.



ICONICA
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